



Document 2021 3976

Book 2021 Page 3976 Type 03 001 Pages. 2  
Date 9/23/2021 Time 9:51:36AM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$277.60  
Rev Stamp# 490 DOV# 485  
LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX  
ANNO  
SCAN  
CHEK

\$174,000

This instrument prepared by:  
ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73<sup>rd</sup> Street, Urbandale, Iowa 50322 Phone # (515) 633-8870  
Return document to and mail tax statements to:  
JORDAN LEACH AND BRANDEA LEACH, 720 North 3rd Street, Winterset, Iowa 50273 File #RESC / SAM (spo)

210115891

## WARRANTY DEED

Legal: **A part of Lots 1 and 2, in Block 22 of PITZER AND KNIGHT'S ADDITION to the City of Winterset, Madison County, Iowa, and a part of the vacated alley lying South of said Lots 1 and 2, as shown in the Property Line Retracement survey filed in Book 2007, Page 707 on February 20, 2007, in the Office of the Recorder of Madison County, Iowa**

Address: 720 North 3<sup>rd</sup> Street, Winterset, Iowa 50273

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Elizabeth P. Chipp, a single person**, does hereby convey the above-described real estate to **Jordan Leach and Brandea Leach, a married couple**, as Joint Tenants with full rights of survivorship and not as Tenants in Common.

### SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantee, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and Grantor covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead, and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

<p>STATE OF <u>Iowa</u> )  COUNTY OF <u>Madison</u> ) SS:</p> <p>On this <u>15</u> day of <u>September</u>, 2021,  before me the undersigned, a Notary Public in and for said  State, personally appeared <b>Elizabeth P. Chipp, a single  person</b>, to me known to be the identical person named in  and who executed the foregoing instrument and  acknowledged that the person executed the same as that  person's voluntary act and deed.</p> <p><u>Mariah Klemp</u>  Notary Public in and for said State</p>	<p>Dated: <u>9/15</u>, 2021</p> <p><u>Elizabeth P Chipp</u>  Elizabeth P. Chipp</p>
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